


STAFF REPORT
COUNCIL MEETING OF JULY 12, 2011
CONSENT AGENDA

TO: HONORABLE MAYOR AND MEMBERS OF THE TOWN COUNCIL
FROM: BRIAN FRAGIAO, DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER 
DATE: JUNE 22, 2011
SUBJECT: HOMEWOOD LUMBER PROJECT – DEDICATION OF A RIGHT-OF-WAY EASEMENT ALONG SIERRA COLLEGE BOULEVARD

RECOMMENDATION:

Accept the plat and description to dedicate to the Town a right-of-way easement for traffic signal facilities and future street improvements on Sierra College Boulevard, and direct staff to submit the documentation to the Placer County Clerk's Office for recording.

ISSUE STATEMENT AND DISCUSSION:

Under Homewood Lumber's Conditions of Approval Item number 22, the applicant is required to dedicate all necessary rights-of-way and easements for streets, alleys, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the Town.

The applicant's consultant engineer has submitted the easement for right-of-way purposes adjacent to Sierra College Boulevard for the operation and maintenance of the traffic signal facilities and future street improvements (see attached plat).

FINANCIAL AND/OR POLICY IMPLICATIONS:

No cost to the Town.

TOWN OF LOOMIS
RESOLUTION NO. 11-

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS
ACCEPTING THE DEDICATION OF A RIGHT-OF-WAY EASEMENT
ALONG SIERRA COLLEGE BOULEVARD AS PART OF THE
HOMWOOD LUMBER PROJECT**

WHEREAS, The Homewood Lumber Project was approved under a Conditional Use Permit on August 14, 2007 by the Town Council; and

WHEREAS, Under Condition of Approval item #22, the applicant is required to dedicate all necessary rights-of-way and easements for streets, alleys, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the Town; and

WHEREAS, the applicant's engineer has prepared a plat and description to dedicate a right-of-way easement on Sierra College Boulevard to the Town for operations and maintenance of traffic signal facilities and future street improvements; and

WHEREAS, the documents have been reviewed and are acceptable to staff.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town of Loomis accepts the plat and description to dedicate to the Town of Loomis a right-of-way easement for traffic signal facilities and future street improvements on Sierra College Boulevard and directs staff to submit the documentation to the Placer County Clerk's Office for recording.

PASSED AND ADOPTED by the Council of the Town of Loomis this 12th day of July 2011 by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Mayor

APPROVED AS TO FORM:

Town Clerk

Town Attorney

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Name Town of Loomis
Address 3665 Taylor Rd.
City & State Loomis, CA 95650

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Right of Way

THE UNDERSIGNED GRANTOR (s) DECLARE (s)

DOCUMENTARY TRANSFER TAX IS \$ 0

☐ unincorporated area ☒ Town of Loomis

Parcel No. 044-012-074-000

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Brace Taylor LLC, a California Limited Liability Company

hereby GRANT(s) to **Town of Loomis, a Municipal Corporation**

the following described real property in the
County of **Placer**, State of California

An **Easement for Right of Way purposes for Sierra College** as
described in Exhibit "A" and delineated on Exhibit "B", both of which are attached hereto and
Incorporated herein by reference.

STATE OF CALIFORNIA

COUNTY OF Placer) S.S.

On May 25, 2011 before me,
Aileen Farinha Notary Public,
personally appeared _____

Hamid Noorani

Brace Taylor LLC,
a California Limited Liability Company
By it's Managing Partner,

x Hamid Noorani
Hamid Noorani

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to
the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized
capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf
of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OR PERJURY under the laws of the
State of California that the foregoing, Paragraph is true and correct.

WITNESS my hand and official seal

Signature Aileen Farinha

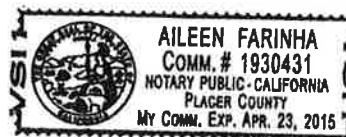


Exhibit "A"
Legal Description
"Sierra College Boulevard Right of Way"

A portion of the South Half of Section 9, Township 11 North, Range 7 East M.D.B. & M.. Placer County, State of California; and also a portion of Parcel 2, as shown on that certain Parcel Map on file in Book 26 of Parcel Maps at page 159, Placer County Records, and a portion of Parcel "B" as described in that certain Certificate of Acceptance of a Grant Deed, Recorded November 17, 2010, in Document 2010-0095167-00, Official Records of Placer County, Town of Loomis, County of Placer, State of California and more precisely described as follows:

Beginning at a point on the South line of said Parcel "B", from which the Southeast corner of said Parcel "B" bears, North 89° 25' 55" East, 543.84 feet.

Thence following the exiting Right-of-Way of "Sierra College Boulevard", as described in said Grant Deed the following 4 courses.

1. South 89° 25' 55" West, 29.71 feet, to an angle point in said Right of Way.
2. North 44° 25' 43" West, 9.60 feet, to an angle point in said Right of Way.
3. North 00° 34' 17" East, 7.67 feet, to the beginning of a curve to the left, through which a radial line passes bearing North 89° 35' 43" West.
4. Thence along said curve and along the existing Right of Way of "Sierra College Boulevard", as described in said Grant Deed, an arc length of 194.70 feet, a radius of 1560.00 feet, a central angle of 07° 09' 03", subtended by a chord bearing North 03° 10' 14" West, 194.57 feet, to a point on said curve, through which a radial line bears North 83° 15' 14" East.

Thence leaving said existing Right of Way, and following the East line of this easement herein described South 13° 19' 52" East, 78.87 feet, to the beginning

of a non tangent curve to the right, through which a radial line passes bearing South $86^{\circ} 06' 46''$ West.

Thence along said curve an arc length of 97.00 feet, a radius of 1571.00 feet, a central angle of $03^{\circ} 32' 15''$ subtended by a chord bearing South $02^{\circ} 07' 07''$ East 96.98 feet, to a point of reverse curve to the left, through which a radial line passes bearing North $89^{\circ} 39' 01''$ East.

Thence along said curve an arc length of 39.37 feet, a radius of 25.00 feet, a central angle of $90^{\circ} 13' 06''$, subtended by a chord bearing South $45^{\circ} 27' 32''$ East 35.42 feet, to the end of said curve, through which a radial line passes bearing South $00^{\circ} 34' 05''$ East.

Thence along said radial line South $00^{\circ} 34' 05''$ East, 10.00 feet, to the point of Beginning.

Containing 2.220 sq. ft. more or less.

See Exhibit "B" attached hereto and Incorporated herein by reference.

Prepared by:



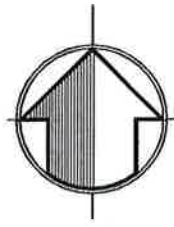
William E. Mitchell, PLS 3475

April 26, 2011



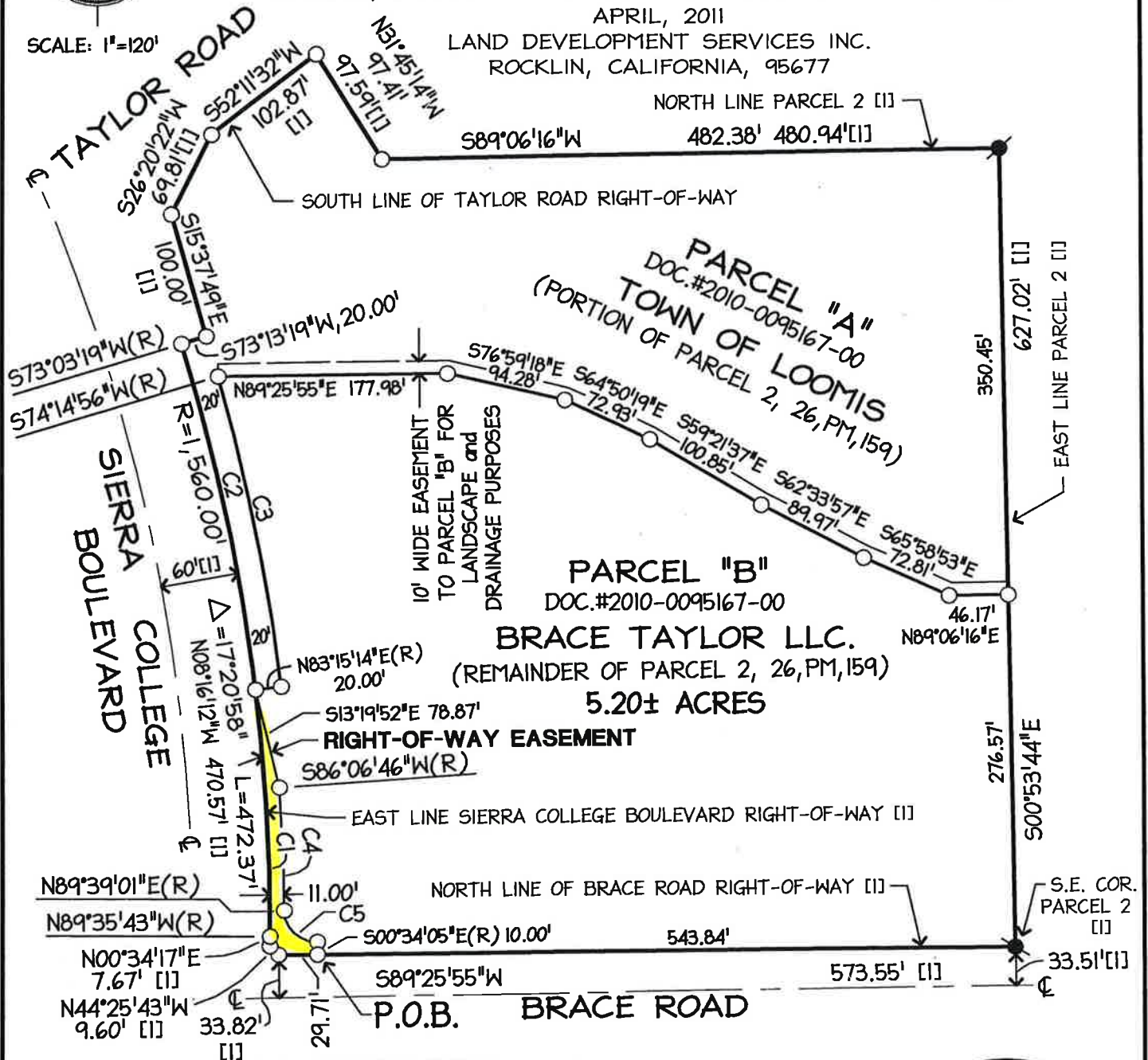
EXHIBIT 'B' ROADWAY EASEMENT

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 11 N., RANGE 7 E., M.D.B.#1. ALSO BEING A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN BOOK 26 OF PARCEL MAPS, AT PAGE 159, PLACER COUNTY RECORDS, TOWN OF LOOMIS, COUNTY OF PLACER, STATE OF CALIFORNIA



SCALE: 1"=120'

APRIL, 2011
LAND DEVELOPMENT SERVICES INC.
ROCKLIN, CALIFORNIA, 95677



CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	194.70'	1560.00'	07°09'03"	N03°10'14"W	194.57'
C2	277.68'	1560.00'	10°11'55"	S11°50'43"E	277.31'
C3	248.32'	1580.00'	09°00'18"	N11°14'55"W	248.07'
C4	97.00'	1571.00'	03°32'15"	S02°07'07"E	96.98'
C5	39.37'	25.00'	90°13'06"	S45°27'32"E	35.42'

RECORD REFERENCES

[1] BOOK "26" OF PARCEL MAPS, PAGE 159 P.C.R.

LEGEND

- = FOUND 3/4" REBAR WITH PLASTIC CAP, LS#5077
- = DIMENSION POINT, NOTHING FOUND OR SET
- (R) = RADIAL

William E. Mitchell

PREPARED BY: W.E. MITCHELL

